

To: Menasha Planning Commission and Common Council

A Brief History: My name is Steven V Andrysczyk. I purchased W6951 Manitowoc road in approximately 2007. I had the property annexed into the city of Menasha to put sewer and water in. The address is now known as 2889 Manitowoc Rd. This parcel was 1 piece and approximately 1.5 acres. In 2009 I requested to subdivide the property with the city of Menasha maintaining a throughway for Birling Court. The property was divided into 3 pieces: Lot 1 with the home, lot 2 and lot 3. In the subsequent years the property values dropped and I was unable to sell the lots. The cost of putting the road in made the sale difficult if not impossible. I now have a buyer who will at his expense put a road in. He desires not to have to do this until more of the road will go through in future years. He is buying lot 1 and 2 – putting only 1 home in until the road goes through.

I am requesting a variance from the lot frontage, street improvement and temporary cul de sac requirements of the City of Menasha subdivision Ordinance to enable the sale of and development of parcels adjacent to Birling Court prior to the installation of the public street and utilities in the lot frontage abutting the street right of way. The prospective purchaser has received approval from the Waverly Sanitary district to extend laterals to the existing sewer and water mains to obtain those services. He is planning on constructing a paved driveway from the residence to the public street, and is aware that there will be future charges/assessments at such time that the public street is extended.

I humbly ask for your approval on this variance as this will benefit the city by having a home constructed – higher tax base and acknowledgement of the road extension to be added later.

Sincerely,



1/15/14

Steven V Andrysczyk



